



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16 The Square

Danderhall, Midlothian, EH22 1NE

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Tucked within a quiet cul-de-sac in an established residential area of Danderhall, this two-bedroom main-door lower villa is sure to appeal to a wealth of buyers. The villa is presented with a neutral palette of décor for the new owner to put their own stamp on, and it is accompanied by private front and rear gardens, as well as a driveway for private parking. It also has a large side garden that offers excellent scope for further development (subject to planning permission). The home lies close to reliable village amenities and within easy reach of Edinburgh.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Property Summary

- Main-door lower villa in Danderhall
- Blank canvas for new owner to put their own stamp on
- Quiet cul-de-sac setting
- Entrance vestibule and hall with storage
- Spacious, garden-facing living room
- Kitchen with built-in storage and external access
- Two well-proportioned double bedrooms (one with storage)
- Bright bathroom with shower-over-bath
- Private front and rear gardens
- Large side garden with development potential
- Driveway for private parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





The villa has a large side garden that offers excellent scope for further development



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dream property!



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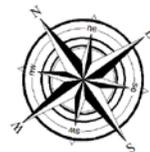
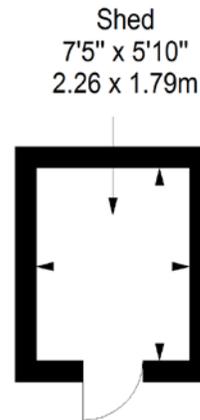
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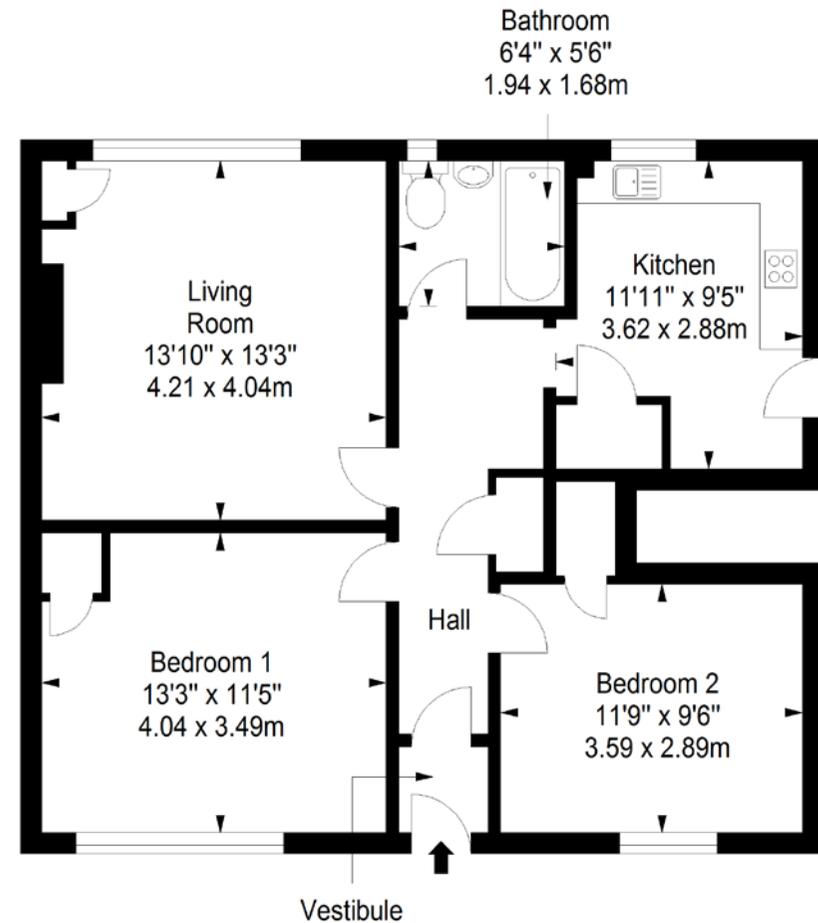
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Shed
Approx. 4.0 sq. metres (43.1 sq. feet)



Ground Floor
Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)